
Development Impact Statement

“Newport Beach Suites”

Assessor’s Map 116NW, Lot 13
Aquidneck Avenue and Wave Avenue
Middletown, RI

Prepared For

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1.0 INTRODUCTION

This Development Impact Statement is required under Section 310 – Development Impact Review of the Town of Middletown Zoning Ordinance, October 2006.

1.1 Site Description

The 0.32 acre ± site is identified as Assessor’s Plat 116NW Lot 13. The site is accessible by Wave Avenue, a public municipal right of way. The site is also accessible from Aquidneck Avenue, a state maintained right of way. The existing property contains two small residential structures. A narrow, compacted gravel driveway provides access from Wave Avenue and is located between the two structures. The remainder of the site consists of maintained grasses. The site has remained relatively unchanged since the structures were constructed in the 1930s. As such the surrounding properties have been developed around them, and the site itself sits at a slightly lower elevation than the surrounding commercial properties and roadways. The site is served by municipal water and sewer, as well as natural gas from a main in Aquidneck Avenue. Overhead wires from Wave Avenue provide electrical and communication services. No easements are known to exist.

There are no features protected by the state located on site. The site has no significant vegetation aside from the maintained grasses. The site is not within 200 feet of a coastal feature.

In general, the site slopes from the south center of the Site towards the edges and the abutting commercial properties. Due to the fact that these abutting properties have been built up over time, it does not appear as though the majority of the site drains to any external areas, with the exception being a small portion of grasses lawn that slopes towards the RIDOT right of way (Aquidneck Avenue) to the south. The site is relatively flat and consists almost entirely of maintained grasses. The majority of the soil types on site consist of NP (Newport Urban land complex), with a small area of UrS (Urban Land) along the south property line as designated by the USDA Natural Resource Conservation Service. These are generally type C hydrologic soils common to historically developed portions of Aquidneck Island. Class IV soil evaluations performed on site revealed a seasonal high groundwater table located approximately twelve (12) to seventeen (17) inches below grade. These evaluations also revealed the site soils to be a sandy material topped with a layer of fill. The project lies within the Town of Middletown Watershed Protection District Zone 2.

1.2 Zoning

The subject properties and the abutting properties are zoned ABD (Atlantic Beach District). This is a small overlay district within the LB or LBA (Limited Business) zone in the area of Easton's Beach. The commercial properties across Wave Avenue and Aquidneck Avenue are zoned similarly. The Applicant is proposing to demolish the existing structures and develop an 8-unit motel. This use is only allowed as a "Special Use" for the ABD zoning district per the Town of Middletown Zoning Ordinance.

1.3 Regulations and Guidelines

Regulations and Ordinances that helped to shape the development of the project site were the following:

1. Town of Middletown Comprehensive Amendment Zoning Ordinance.
2. Town of Middletown Rules and Regulations Regarding the Subdivision and Development of Land.
3. State of Rhode Island Stormwater Management, Design, and Installation Rules (*250-RICR-150-10-8*).
4. Urban Hydrology for Small Watersheds. (TR-55 Manual)
5. Rhode Island Department of Transportation Standard Specifications for Road and Bridge Construction.
6. Rhode Island Department of Transportation Standard Details.
7. Soil Erosion and Sediment Control Handbook (Revised 2014, Updated 2016).

2.0 SITE IMPROVEMENTS

The owner intends to demolish both existing structures and develop the parcel for use as an 8-unit motel structure. The lower level of the structure will feature a small parking garage and pool equipment room while the upper structure levels will contain the motel units. A small pervious paver driveway and parking area is to be located adjacent to Wave Avenue. To the south of the structure, a raised pool and wooden deck is to be constructed, surrounded by a pervious paver patio. The new structure is to be linked to the existing hotel structure to the west with a paver walkway and to the concrete sidewalk along Aquidneck Avenue with a wooden ramp. The new structure will utilize municipal water and sewer services. The overhead wires serving the property will be removed, and a new underground service will be installed. All proposed utility improvements are subject to design review by the applicable entities. The proposed structure lies within a FEMA designated "A" zone with an associated elevation of 14 (NAVD).

The project includes the following highlighted stormwater design points:

- **Provide water quality treatment in accordance with the Rhode Island Stormwater Design and Installation Rules (250-RICR-150-10-8).**
- **Reduce or maintain the peak rate of runoff to all design points for the 1, 2, 10, 25 and 100-Year Type III 24-hour storm events. (1, 10, 100 per the Rules, 2 and 25 per the local municipality) to the extent possible.**
- **Maintain the overall drainage patterns from the site to the extent practicable.**
- **Reduce peak runoff and total volume runoff to the abutting state roadway.**

2.1 District Regulations (Middletown Zoning Ordinance Article 6)

The proposed structure will require variances from the side building setbacks on both sides; however, the existing non-conforming side setbacks will be significantly improved. The proposed structure will meet the front setback requirements, thereby eliminating the substantial non-conformance along the Wave Avenue frontage. The primary structure and accessory structures will adhere to the maximum height allowance. The proposed structures will meet the lot coverage limit of a substandard lot within this zone.

2.2 Supplementary Regulations (Article 7)

The following information details the project's conformance with the Supplementary Regulations (Article 7) of the Zoning Ordinance:

- The front, side and rear yards shall be unoccupied and unobstructed by buildings or structures except as noted above.
- No accessory structures are proposed within ten (10) feet of a proposed property line.
- All proposed structures shall not exceed the District Dimensional Regulations except as noted above.
- Any fencing shall not exceed 6 feet in height
- There will be no disposal trench, disposal bed, cesspool, seepage pit, septic tank, septic field or other facility designed to leach liquid wastes into the soil, which could enter a wetland or river.

- There will be no storage or parking of major recreation equipment, mobile homes or unserviceable vehicles.
- Any landscaping shall conform to Section 723 of the Middletown Zoning Ordinance.
- No structures shall be erected and no vegetation shall be planted or maintained in such a manner as to obstruct vision at the entrance.
- A special use permit will be sought for the proposed use.

3.0 TRAFFIC CONDITIONS

No traffic study has been prepared for this project. Access to the site will remain on Wave Avenue.

3.1 Parking (Middletown Zoning Ordinance Article 13)

The proposed development does not meet the parking requirements of Middletown. A total of 12 paved parking spaces are required for the 8-unit motel use and 8 are provided. No loading zones are required for this development per Section 1305 of the ordinance. A variance will be required for the parking count.

4.0 WATER SUPPLY - DOMESTIC

The project will be served by municipal water (Newport Water).

Water Quantity Methodology

The Rhode Island Department of Environmental Management Office of Water Resources and “Rules Establishing Minimum Standards Relating to Location, Design, Construction and Maintenance of Onsite Wastewater Treatment Systems” provide the guidelines to estimate the Average Daily Flow. The Civil Engineering Reference Manual was used to calculate the Max Daily Flow and Max Peak Hourly Flow.

References

1. The Rhode Island Department of Environmental Management, Rules Establishing Minimum Standards Relating to Location, Design, Construction and Maintenance of Onsite Wastewater Treatment Systems; 250-RICR-150-10-6.
2. Civil Engineering Reference Manual, Ninth Edition, 2003
3. International Building Code

Water Quantity Demand Calculations

The following chart illustrates the estimated sewer flow:

Unit Count	Sewer (gpd)	Total Sewer Flow (gpd)
4 units	100	400

It is understood that wastewater flow is generally less than water consumption, typically about 85% of water consumption. Therefore, the estimated water demand is approximately 115% of the estimated sewer flow.

Estimated Daily Water Demand = 460 gpd

Based on the estimated water consumption of **460** gallons per day, we will calculate the maximum daily flow and maximum peak hourly flow on the following formulas:

$$\text{Max Daily Flow} = \text{Average Daily Flow} \times \text{Max Daily Multiplier}$$

$$\text{Max Daily Flow} = 460 \text{ gpd} \times 1.50$$

Max Daily Flow = 690 gpd = 29 gph

$$\text{Max Peak Hourly Flow} = \text{Average Daily Flow} \times \text{Max Peak Hourly Flow Multiplier}$$

$$\text{Max Peak Hourly Flow} = 690 \text{ gpd} \times 2.5$$

Max Peak Hourly Flow = 1,725 gpd = 72 gph = 0.00267 cfs

5.0 SEWAGE DISPOSAL

The Town of Middletown provides public sewer disposal along Wave Avenue. The project proposes to tie into the main with a 6-inch gravity flow sewer service. An existing sewer service stub may be re-used with the permission of public works if deemed to be of suitable size and condition. The Town of Middletown Department of Public Works shall be contacted to determine if sanitary sewer is available to service the project. All construction and design will be in accordance with the Town of Middletown "Use and Installation of Sewers."

The existing concrete 8-inch sewer main in Wave Avenue has the following capacity. A conservative Manning's roughness coefficient has been selected.

$$Q = 1.49 \times A \times R^{(2/3)} \times S^{(1/2)} / n$$

$$Q = 1.49 \times (0.349) \times (0.306) \times (0.1) / 0.013$$

$$Q = 1.22 \text{ cfs}$$

Assuming that the max peak hourly discharge flow corresponds to the max peak hourly water demand, the maximum capacity needed for the pipe is **0.00267** cfs. Since the maximum capacity of the pipe is 1.22 cfs and the added flow from is less than 1% of the pipe capacity, the added discharge should not exceed the pipe flow capacity.

6.0 STORMWATER

Under existing conditions, site runoff drains primarily to low points within the property. This is the result of the abutting properties being built up over time, while the subject property has remained unchanged since the mid-1930s. Discharge to abutting properties is almost non-existent. A small portion of the lawn on the south side of the property drains to the Aquidneck Avenue right of way. All existing runoff from the site is unmitigated and untreated.

The stormwater system is comprised of three main components. The first component is a pair of identical subsurface sand filters each consisting of two Cultec C100HD chambers over 12 inches of ASTM C-33 sand. These sand filters treat the rooftop runoff of the structure. The second component of the system is the pervious paver patio at the rear of the structure. The pervious pavers are situated over a system of R-Tank modular plastic chambers which provide detention for collected stormwater. Overflow water from the rooftop downspouts is also routed to this R-Tank system. The R-Tank system is situated above the seasonal high groundwater and is therefore unlined. Both the R-Tank system and the sand filter underdrains discharge to a secondary R-Tank system located in the front yard under the pervious paver driveway. The second R-Tank system collects runoff from yard drains and the paver driveway above. This second R-Tank system is lined to prevent interaction with the groundwater. Stormwater discharged from this secondary system is routed to a municipal storm drain in Wave Avenue.

For detailed description and calculations please refer to the project Drainage Report.

7.0 ELECTRIC SERVICE

RI Energy provides overhead electrical services along Wave Avenue. All proposed conduit shall be installed underground. RI Energy is expected to have the capacity and willingness to service the project; however, they have not yet reviewed the proposed connection. All construction and design will be in accordance with the RI Energy Rules and Regulations.

8.0 GAS SERVICE

The project proposes to utilize an existing gas stub along Aquidneck Avenue, currently in use by both residential structures. RI Energy is expected to have the capacity and willingness to service the project; however, they have not yet reviewed the proposed connection. All construction and design will be in accordance with the RI Energy Rules and Regulations.

9.0 POLICE

Police enforcement shall be provided by the Middletown Police Department. Since the project is surrounded by similar use developments and does not contain any special or unusual features, the project should receive similar protection.

10.0 FIRE PROTECTION

Fire protection shall be provided by the Middletown Fire Department. While there are no fire hydrants along Wave Avenue, the structure itself will be provided with a fire connection from the main. Fire access to the site shall be from the 24-foot-wide paver entrance at the north end of the Site.

11.0 SCHOOLS

The proposed use shall have no impact on the school system.

12.0 EMERGENCY SERVICES

Since the project is surrounded by similar use developments and does not contain any special or unusual features, the project should have similar access to emergency services. The development itself has one access point for emergency vehicles, Wave Avenue.

13.0 PHYSICAL AND ECOLOGICAL CHARACTERISTICS

13.1 Surrounding Lands

Surrounding land use consists primarily of commercial uses which include hotels, restaurants, and small retail and service store. Small areas of residential use are present to the north and to the south of the Site; however, these uses are being phased out over time in favor of commercial uses such as this due to the proximity to tourist attractions.

13.2 Wetlands

No wetlands or other features protected by the state are known to exist on the site.

13.3 Flood Plain & Soils

According to the Flood Insurance Rate Mapping for the Town of Middletown (Community Panel No. 44005C0181J, revised September 4, 2013), the site is located in Zone AE14. This is an area associated with coastal flooding with a base flood elevation of 14 (NAVD).

The majority of the soil types on site consist of NP (Newport Urban land complex), with a small area of UrS (Urban Land) along the south property line as designated by the USDA Natural Resource Conservation Service. These are generally type C hydrologic soils common to Aquidneck Island. Class IV soil evaluations performed on site revealed a seasonal high groundwater table located approximately twelve (12) to seventeen (17) inches below grade. These evaluations also revealed the site soils to be a sandy material topped with a layer of fill.

13.4 Vegetation

There is no significant vegetation on site. Maintained grasses cover the entirety of the Site besides the structure and the gravel driveway.

13.5 Wildlife Habitat

Since the surrounding areas are largely developed with similar usages, the subject property is not considered a significant wildlife habitat. To the best of our knowledge, there are no endangered or threatened species living on the site.

13.6 Environmental

The applicant will meet all environmental requirements of the Rhode Island Department of Environmental Management, the Coastal Resources Management Council, and the Town of Middletown. Construction of this development will improve the environmental conditions of the site with respect to water quality of the site stormwater discharge.

14.0 CHARACTER OF THE COMMUNITY

14.1 Scenic

An evaluation of the site surroundings reveals that the site is located in an area appropriate for a commercial motel project. The property is located in an area consisting of restaurants, lodging, and small retail services and sales. The area surrounding the proposed project is consistent with the character of the site itself. There is no scenic value to the site itself; however, views of the ocean are of value to the proposed use.

14.2 Archaeological Conditions

There are no special or unique archaeological conditions on the site. If any archaeological artifacts or remains are found during construction, work will stop immediately and a historic/archaeological expert will be consulted to determine the significance of the find. The archaeological remains, if they are found to be significant, will be preserved based on the Town and expert's recommendation and/or opinion.

14.3 Scale

The scale of the motel shall be to be similar to the surrounding uses. The proposed use shall not excessively exceed the lot coverage allowed by zoning code.

14.4 Placement

The placement of the proposed motel shall partially meet the setback requirements of Middletown while reducing existing non-conformities. Screening and general appearance were also considered during development so as to have the minimal impact to neighbors and traffic flow in adjacent roadways.

14.5 Lighting

No exterior lighting is proposed at this time, aside from building mounted emergency lighting, small patio lighting and possible sign lighting.

14.6 Use of Open Space

No open space is proposed or required for this use.

14.7 Abutting Properties and Property Value

This development will have no detrimental effects on abutting property values since abutting properties are of the same or similar type of land use.

15.0 CONCLUSION

It is our opinion that this proposed development will have no negative environmental impacts on the Town of Middletown as a whole or to abutting property owners. The quality of the development and its intended purpose to provide desirable motel lodgings will increase tourist revenues for the Town.